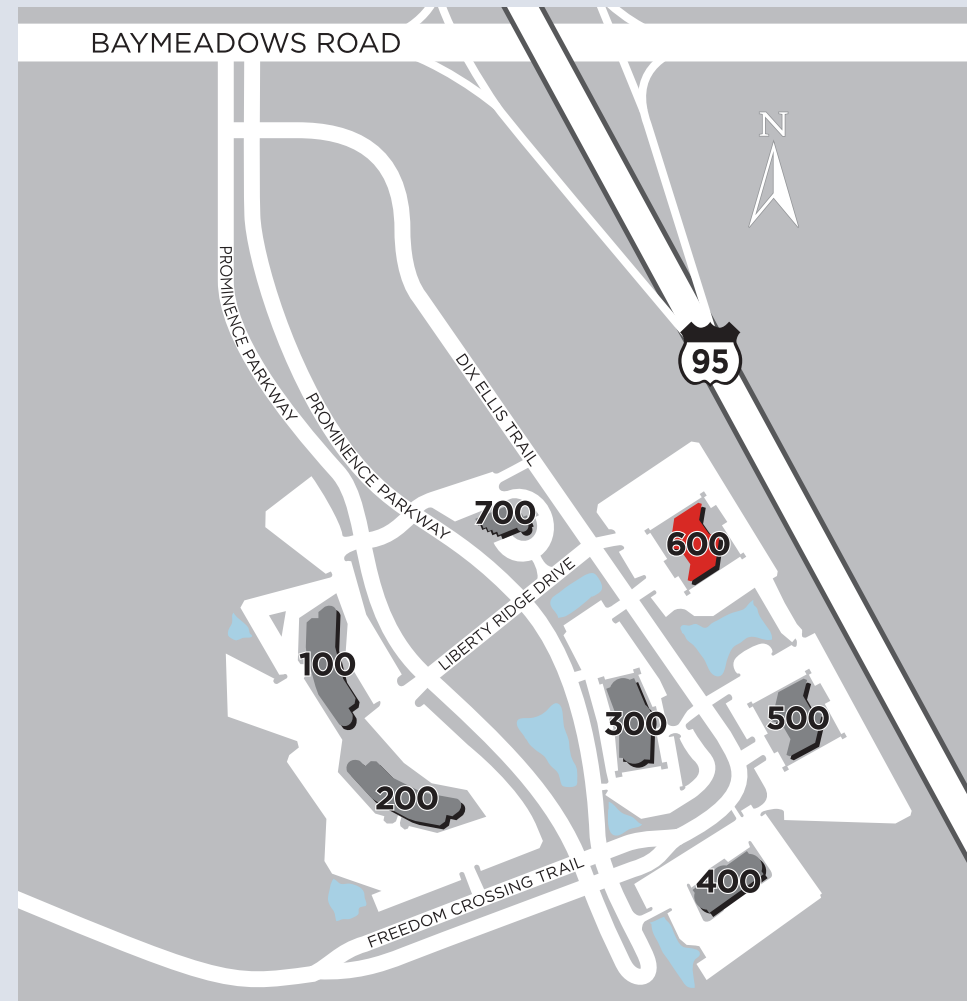




PROMINENCE 600 - 8375 DIX ELLIS TRAIL



Prominence is a seven-building office park south of Baymeadows Road and adjacent to Interstate 95

PROMINENCE JACKSONVILLE, FLORIDA

OWNED AND MANAGED BY:



FOR MORE INFORMATION, PLEASE CONTACT,



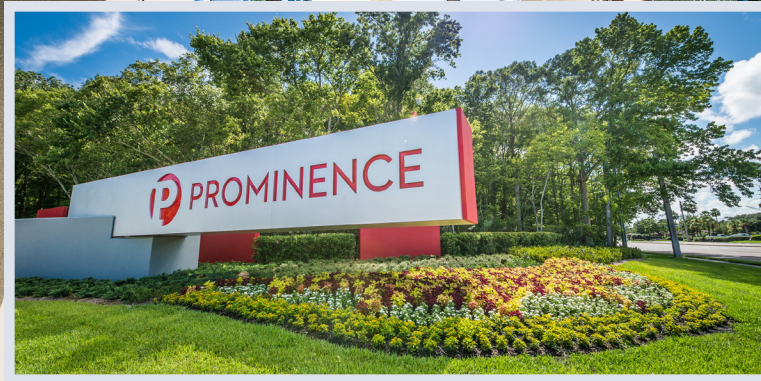
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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

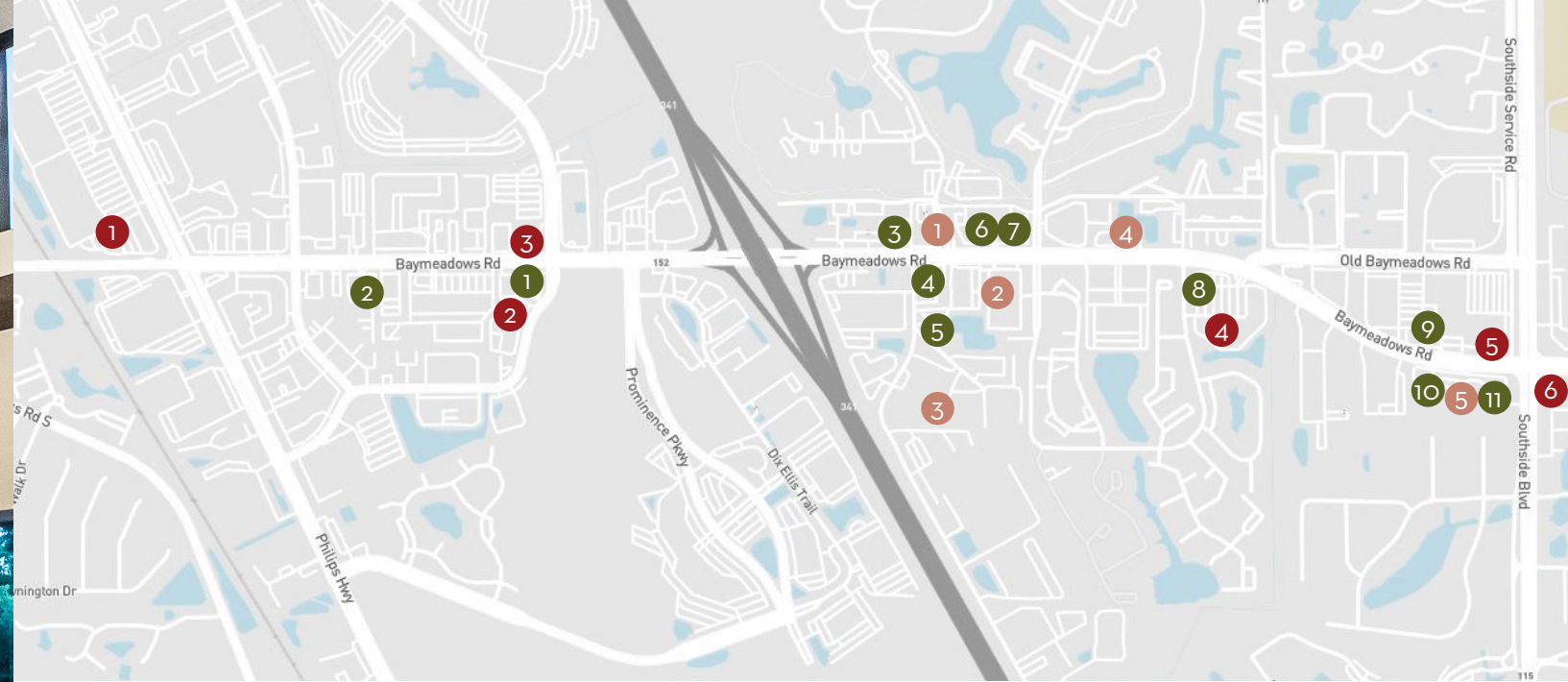




Park entrance



On-site conference center



- | | | |
|-----------------------|-------------------------------|--------------------|
| Dining | Retail | Points of Interest |
| 1 Red Lobster | 1 Lowes | 1 Bank of America |
| 2 Dunkin' | 2 Dollar Tree | 2 Embassy Suites |
| 3 Arby's | 3 Office Depot | 3 Crossfit HDP |
| 4 Hardee's | 4 Walmart Neighborhood Market | 4 Regions Bank |
| 5 4 Rivers Smokehouse | 5 Publix | 5 Baileys Gym |
| 6 First Watch | 6 Walgreens | |
| 7 Starbucks | | |
| 8 Chili's | | |
| 9 Panda Express | | |
| 10 Metro Diner | | |
| 11 Panera Bread | | |

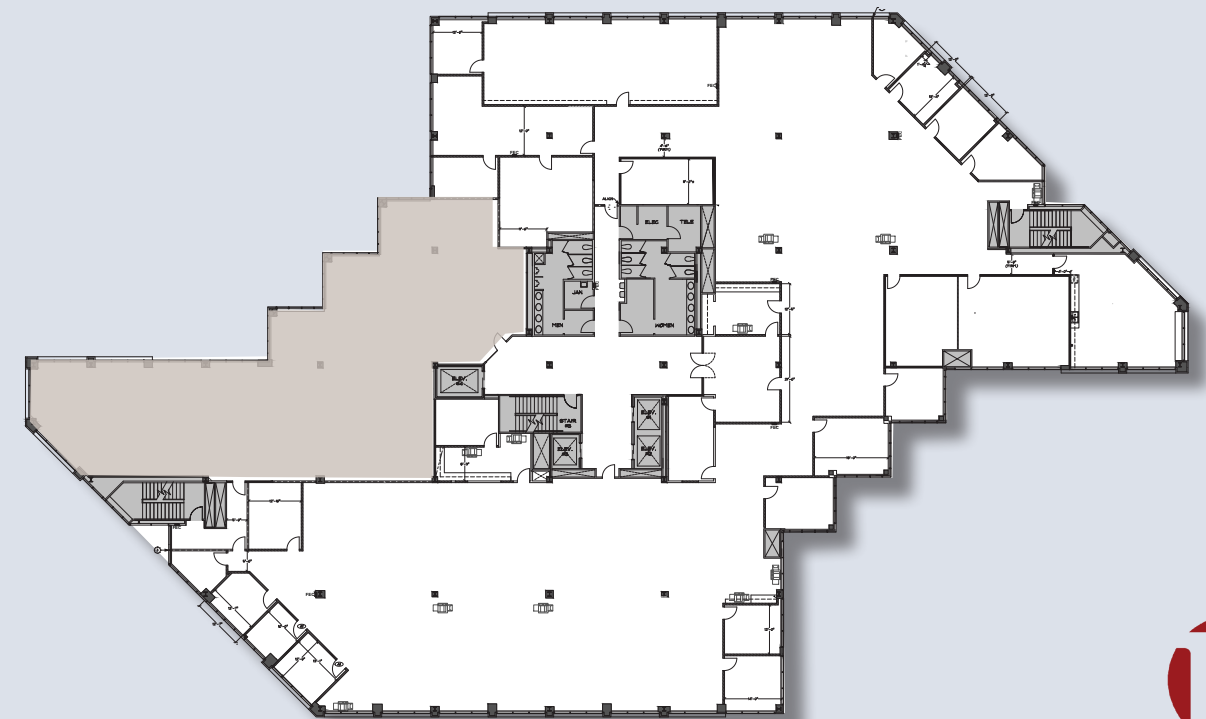
PROPERTY LOCATION

Prominence is a seven-building office park totaling 752,000 s.f. south of Baymeadows Road and adjacent to Interstate 95. Located 10 minutes from the Central Business District, 30 minutes from the Jacksonville International Airport and 30 minutes from the Beach Communities, the property is in close proximity to numerous restaurants and stores along Baymeadows Road. The Avenues Mall is one interchange to the south.

BUILDING FEATURES

- 103,691 r.s.f. on 4 floors
- Building signage available facing I-95
- Located in a 752,000 s.f. office park
- Large efficient floor plates
- Abundant free parking available
- Twenty-four hour keypad access
- Fiber connectivity
- On-site café and conference center
- Management office and service personnel on-site

8375 Dix Ellis Trail THIRD FLOOR / PROMINENCE 600



23,827 r.s.f.

